

BEACH RETREATS

This access statement does not contain personal opinions as to our suitability for those with access needs but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for - "Dragon House"

Address - 7 Tredragon Close, Mawgan Porth, TR8 4DP

Introduction

Detached reverse-level house with countryside and partial sea views based in Mawgan Porth. Dragon house has 4 bedrooms and 4 bathrooms and sleeps 10.

For bookings please contact Beach Retreats on 01637 861005 or visit

www.beachretreats.co.uk

Pre-arrival Information

From the A30 heading south, exit at Highgate Hill and take the 3rd exit signed A39 towards Wadebridge & Newquay. At the Halloon roundabout, take the third exit, continuing on the A39 towards Wadebridge. At the next roundabout take the 1st exit onto the A3059, signposted to St Mawgan and the Airport.

After about 1 mile pass the garage on the right hand side and take the next right turn, approximately 1/2 mile after this, to St Mawgan and the Airport. Go past the Airport and at the B3276 'T' junction, turn right towards Mawgan Porth. Follow this road into the village.

After crossing the bridge by the beach, the road will turn uphill. Take the second left into Tredragon Road (signposted Scarlet Hotel). Take the first left turn into Tredragon Close. Dragon House is the 4th house on your left (marked with number 7).

Nearest Airport – Cornwall Airport Newquay is located 2.7 miles (6 min drive) from the property.

Nearest train station is in Newquay and is located 5.5 miles (14 min drive) from the property.

For information on local buses and fares visit

<https://www.gocornwallbus.co.uk/> and/or <https://www.firstbus.co.uk/cornwall>

The nearest mobility shop, Independent living is based in Newquay.

<https://independentlivingnewquay.com/> Tel: 01637 498015

Arrival & Parking

- There is space for 2 cars on the driveway and room for an additional 2 cars on the paved area outside the house.
- The driveway is in front of the house and main front door to the property.
- Around the side of the house there is 13 steps down into the garden.

Entrance to Property

- The front door is large and takes you into the landing area.
- To the right, opens into large open plan kitchen and dining area, with wooden breakfast stools around an island and large table seating up to ten guests.

Kitchen

- The counter tops height is 90cm, there is also an island in the middle of the kitchen at the same height.
- The sink and hob are integrated into the counter tops.
- There are cupboards above the counter tops and the distance between the counter to the cupboard is 64cm.
- The oven handles are at 138cm.
- There is an American style fridge freezer. The tallest shelf is at 149cm, and the handle height is 114cm.
- There are 4 wooden stools around the island. The height of the stools is 77cm.

Dining area

- The height of the table is 74cm. There are 10 chairs around the table and the height of the seats is 47cm.
- There is a patio door taking you to the balcony. The step out to the balcony is 18cm.

Living room

- The door into the living room is 86cm in width.
- The living space is split into 2 sections, there are 2 matching sofas with a coffee table and views of the garden. There is a fireplace and built in tv in the middle of the room separating the 2 sides of the room. On the other side of the room there is a separate sofa facing the tv.
- The height of the matching sofas is 44cm. The coffee table height is 35cm.
- The width between the sofa and the coffee table is 40cm either side.
- The height of the sofa on the other side of the room is 41cm.

Upstairs WC

- The door width is 78cm and the distance between the door to the toilet is 100cm.
- The height of the toilet is 42cm and the sink height is 89cm.

Ground floor

- There are 13 steps from the first floor to the ground floor.
- The width of the stairs is 83cm.

Master bedroom

- Master bedroom with super king bed, chest of drawers, clothing rail, bedside tables and en-suite with WC, basin, automatic light mirrors, heated towel rail and rainfall shower.
- The height of the superking bed is 57cm.
- The foot of the bed to the chest of drawers is 121cm. The distance from the bed to the window is 104cm and the distance from the bed to the ensuite is 123cm.
- The height of the chest of drawers is 113cm.
- The height of the clothing rail is 163cm.
- The bedside tables either side of the bed is 51cm.

Ensuite

- The ensuite has a WC, sink and shower.
- The height of the toilet is 42cm and the sink height is 86cm.
- There is a 14cm step into the shower. The width inside the shower is 79cm. The dial height is 130cm.

Family bathroom

- The toilet height is 42cm. There is a double sink, the height is 89cm.
- The height of the bath is 57cm and the width is 72cm.
- There is a 14cm step into the shower. The gap to get into the shower is 47cm and the width once inside the shower is 76cm. The dials are at 130cm.

Bedroom two

- Bedroom two with zip and link super king bed, chest of drawers, clothing rail, bedside tables, and option of two pull-out beds.
- The 2nd bedroom has a zip/link superking bed that can be changed into twins if needed.
- The bed height is 64cm. The distance from the foot of the bed to the chest of drawers is 109cm. The distance from the bed to the window is 102cm.
- The height of the bedside tables is 60cm.
- The chest of drawers height is 85cm.
- The clothing rail height is 150cm.

Bedroom three

- The third bedroom has a king size bed. The height of the bed is 59cm. The distance from the foot of the bed to the wall is 76cm. The space between the bed to the window is 137cm.
- The bedside tables height is 60cm.
- The height of the chest of drawers is 76cm. The gap between the corner of the bed to the chest of drawers is 59cm.

Bedroom four

- This bedroom has a king size bed and ensuite.
- The bed height is 66cm. The distance from the foot of the bed to the wall is 82cm. The distance from the bed to the window is 140cm.
- The height of the bedside tables is 56cm.
- The height of the clothing rail is 164cm.
- The chest of drawers is 100cm.

Ensuite

- The door into the ensuite is 73cm.
- The toilet door is 42cm. The sink height is 84cm.
- The distance from the door to the sink is 120cm.
- The step into the shower is 9cm. The gap into the shower is 50cm. The width once in the shower is 69cm. The dials height is 130cm.

Bathroom and utility room

- There is a large utility room with washing machine and dryer underneath the counter. The countertop is 93cm in height.
- There is a bathroom in the utility room.
- The height of the toilet is 42cm. The sink height is 86cm.
- The distance from the door to the shower is 79cm. There is a 16cm step into the shower. The width of the shower is 76cm. The height of the dials is 110cm.